

Calendar No. 414

112TH CONGRESS
2D SESSION

S. 2061

[Report No. 112-171]

To provide for an exchange of land between the Department of Homeland Security and the South Carolina State Ports Authority.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 1, 2012

Mr. GRAHAM introduced the following bill; which was read twice and referred to the Committee on Homeland Security and Governmental Affairs

MAY 24, 2012

Reported by Mr. LIEBERMAN, with amendments

[Omit the part struck through and insert the part printed in italic]

A BILL

To provide for an exchange of land between the Department of Homeland Security and the South Carolina State Ports Authority.

1 *Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Former Charleston
5 Naval Base Land Exchange Act of 2012”.

1 SEC. 2. DEFINITIONS.

2 In this Act:

3 (1) FEDERAL LAND.—The term “Federal land”
4 means the parcels consisting of approximately
5 10.499 acres of land (including improvements) that
6 are owned by the United States, located on the
7 former U.S. Naval Base Complex in North Charles-
8 ton, South Carolina, and described on the map enti-
9 tled “Charleston County Assessors Map” as Tax
10 Map Number 400-00-00-004, with the deed recorded
11 in the Charleston County RMC Office on Book X23,
12 at page 245.

13 (1) *FEDERAL LAND.*—The term “Federal land”
14 means the parcels consisting of approximately 10.499
15 acres of land (including improvements) that are
16 owned by the United States, located on the former
17 U.S. Naval Base Complex in North Charleston, South
18 Carolina, and included within the Charleston County
19 Tax Assessor’s Office Tax Map Number 400-00-00-
20 004, and shown as New Parcel B in that certain plat
21 of Forsberg Engineering and Surveying Inc., dated
22 May 25, 2007, entitled in part “Plat Showing the
23 Subdivision of TMS 400-00-00-004 into Parcel B and
24 Remaining Residual (Parcel A).

25 (2) NON-FEDERAL LAND.—The term “non-Fed-
26 eral land” means the 3 parcels of land (including

1 improvements) authorized to be conveyed to the
2 United States under this Act.

3 (3) SECRETARY.—The term “Secretary” means
4 the Secretary of Homeland Security.

5 (4) STATE PORTS AUTHORITY.—The term
6 “State Ports Authority” means the South Carolina
7 State Ports Authority, an agency of the State of
8 South Carolina.

9 **SEC. 3. LAND EXCHANGE.**

10 (a) LAND EXCHANGE.—

11 (1) IN GENERAL.—In exchange for the convey-
12 ance to the Secretary, by quitclaim deed, of all right,
13 title, and interest of the State Ports Authority to the
14 non-Federal land owned by the State Ports Author-
15 ity, the Secretary is authorized to convey to the
16 State Ports Authority, by quitclaim deed, all right,
17 title, and interest of the United States in and to the
18 Federal land.

19 (2) EXCHANGE.—If the State Ports Authority
20 offers to convey to the Secretary all right, title, and
21 interest of the State Ports Authority in and to the
22 non-Federal parcels identified in subsection (b), the
23 Secretary—

24 (A) is authorized to accept the offer; and

1 (B) on acceptance of the offer, shall simultaneously convey to the State Ports Authority
2 all right, title, and interest of the United States
3 in and to approximately 10.499 acres of Federal land.
4
5

6 (b) NON-FEDERAL LAND DESCRIBED.—The non-
7 Federal land (including improvements) to be conveyed
8 under this section consists of—

9 (1) the approximately 18.736 acres of land that
10 is owned by the State Ports Authority, located on S.
11 Hobson Avenue, and depicted on the map entitled
12 “Charleston County Assessors Map” as Tax Map
13 Number 400-00-00-051, with the deed recorded in
14 the Charleston County RMC Office in Book EL, at
15 page 280;

16 (2) the approximately 4.069 acres of land that
17 is owned by the State Ports Authority, located on
18 Juneau Avenue and the Cooper River, and depicted
19 on the map entitled “Charleston County Assessors
20 Map” as Tax Map Number 400-00-00-004, with the
21 deed recorded in the Charleston County RMC Office
22 in Book L09, at page 0391; and

23 (3) the approximately 2.568 acres of land that
24 is owned by the State Ports Authority, located on
25 Partridge Avenue, and depicted on the map entitled

1 “Charleston County Assessors Map” as Tax Map
2 Number 400-00-00-004, with the deed recorded in
3 the Charleston County RMC Office in Book L09, at
4 page 0391.

5 (b) *NON-FEDERAL LAND DESCRIBED.*—The non-Fed-
6 eral land (including improvements) to be conveyed under
7 this section consists of—

8 (1) the approximately 18.736 acres of land that
9 is owned by the State Ports Authority, located on S.
10 Hobson Avenue, and currently depicted in the
11 Charleston County Tax Assessor’s Office as Tax Map
12 Number 400-00-00-158, and as New I-48.55 Parcel B,
13 containing 18.736 acres, on the plat recorded in the
14 Charleston County RMC Office in Plat Book EL, at
15 page 280;

16 (2) the approximately 4.069 acres of land that is
17 owned by the State Ports Authority, located on
18 Thompson Avenue and the Cooper River, and cur-
19 rently depicted in the Charleston County Tax Asses-
20 sor’s Office as Tax Map Number 400-00-00-156, and
21 as New II-121.44 Parcel C, containing 4.069 acres, on
22 the plat recorded in the Charleston County RMC Of-
23 fice in Plat Book L09, at pages 0391-393; and

24 (3) the approximately 2.568 acres of land that is
25 owned by the State Ports Authority, located on Par-

1 *tridge Avenue, and currently depicted in the Charles-*
2 *ton County Tax Assessor's Office as Tax Map Number*
3 *400-00-00-157, and as New II-121.44 Parcel B, con-*
4 *taining 2.568 acres, on the plat recorded in the*
5 *Charleston County RMC Office in Plat Book L09, at*
6 *pages 0391-0393.*

7 (c) LAND TITLE.—Title to the non-Federal land con-
8 veyed to the Secretary under this section shall—

9 (1) be acceptable to the Secretary; and
10 (2) conform to the title approval standards of
11 the Attorney General of the United States applicable
12 to land acquisitions by the Federal Government.

13 **SEC. 4. EXCHANGE TERMS AND CONDITIONS.**

14 (a) IN GENERAL.—The conveyance of Federal land
15 under section 3 shall be subject to—

16 (1) any valid existing rights; and
17 (2) any additional terms and conditions that
18 the Secretary determines to be appropriate to pro-
19 tect the interests of the United States.

20 (b) COSTS.—The costs of carrying out the exchange
21 of land under section 3 shall be shared equally by the Sec-
22 etary and the State Ports Authority.

23 (c) EQUAL VALUE EXCHANGE.—Notwithstanding the
24 appraised value of the land exchanged under section 3,

1 the values of the Federal and non-Federal land in the land
2 exchange under section 3 shall be considered to be equal.

3 **SEC. 5. BOUNDARY ADJUSTMENT.**

4 On acceptance of title to the non-Federal land by the
5 Secretary—

6 (1) the non-Federal land shall be added to and
7 administered as part of the Federal Law Enforce-
8 ment Training Center; and

9 (2) the boundaries of the Federal Law Enforce-
10 ment Training Center shall be adjusted to exclude
11 the exchanged Federal land.

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